

ATTACHMENT 9

LETTERS FROM THE APPLICANT

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JUN 03 2004

PLANNING DIVISION

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June 2, 2004

Ms. Jamie McLeod, Associate Planner
Dept. of Community Development
City of Sunnyvale
P.O. Box 3707
Sunnyvale, California 94088-3707

RE: Commercial Parking, 707 S. Mathilda Avenue
El Camino – Mathilda Development
2003-0508 (APN 201-22-009/010 partial)

Dear Ms. McLeod:

Further to our application for a Site Development Permit (SDP) for this 1.48 acres (about 63,724 sq. ft.) commercial site, this letter is to request the following conditions for parking and use permits for this site:

- (1) A parking ratio of 1 space per 180 sq. ft. of building.
- (2) Any permitted commercial use including restaurant uses up to 30% of the total building without further Use Permit or SDP.

General Conditions

There are several general conditions which apply to this site which differ from normal commercial developments:

- (a) This site should have above average pedestrian rather than automobile traffic due to the co-development of adjacent housing, the proximity of the Old Orchard subdivision, and of Las Palmas Park and City Hall, and its closeness to transit lines.
- (b) The design with buildings on the streets, has been to meet City planning objectives of aesthetics, with building mass and presence on the highway in order to make the

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development more “pedestrian friendly”. An alternative layout setting the buildings back against the western boundary line would increase parking, (parking requires less set-back from Mathilda and El Camino Real than massed buildings), but will be less attractive and less pedestrian friendly.

- (c) The overall parking ratio of 1:180 sq. ft. is in full conformance with City ordinances. As shown in Exhibit 1, when compared with other local cities this condition is more stringent than eleven local cities, the same as one, and less stringent than three.
- (d) The site will also lease space to some retail uses (bank, residential retail sales, title company, medical office, etc.) that will have less than average parking use.
- (e) The restaurant parking condition is equal to or more stringent than other “mixed use” developments in Sunnyvale (see below). The overall proposed lot coverage of 23.5% (14,940 sq. ft. divided by 63,724 sq. ft.) is well within guidelines for retail centers in Sunnyvale.

Development Comparisons

The following compares the parking proposed for this site with two recent “mixed use” developments in Sunnyvale:

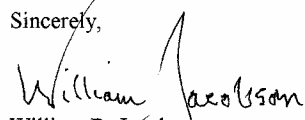
- (a) This Site:
(ECR & Mathilda) 1.483 acres (63,724 sq. ft.).
Proposed building: 14,940 sq. ft. (FAR: 23.44%).
Proposed no. of parking spaces: 83 – ratio 1/180 sq. ft.
Proposed restaurant space: up to 4,482 sq. ft. (30%).
- (b) Cherry Orchard:
(ECR & Mathilda 4.78 acres (208,216 sq. ft.).
(opposite)) Buildings: 60,763 sq. ft. (FAR: 29.18%)
No. of Parking Spaces: 262 – Ratio: 1/232 sq. ft.
Restaurant Space: 18,316 sq. ft. (30.1% of total)
- (c) Mary Manor:
(Mary & Washington) 1.13 acres (49,101 sq. ft.)
Building: 12,000 sq. ft. (FAR: 24.44%)
No. of parking spaces: 67 – Ratio: 1/179 sq. ft.
Restaurant Space: up to 30% (3,600 sq. ft.) without SDP.

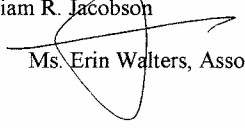
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While the Cherry Orchard (opposite) also has some off site parking in the residential development, it has a large anchor bookstore, a very heavy parking user, which occupies over forty percent of the entire center (62% of the non-restaurant space).

Please contact me if you have further questions. Thank you for your consideration.

Sincerely,


William R. Jacobson

cc:  Ms. Erin Walters, Associate Planner, City of Sunnyvale

707 & 711 S. Mathilda Avenue Revised Draft Report
May 2004

| Table 4 | |
|--|--|
| Retail Parking Requirement Comparison Summary | |
| Jurisdiction | Retail Requirement |
| City of Fremont | 1 space / 300 square feet |
| City of Belmont | 1 space / 250 square feet |
| City of Berkeley | 1 space / 500 square feet |
| City of Brentwood | 1 space / 100 square feet |
| Town of Danville | 1 space / 250 square feet |
| City of El Cerrito | 1 space / 300 square feet |
| City of Menlo Park | 1 space / 166 square feet |
| City of City of Merced | 1 space / 300 square feet ¹ |
| City of Milpitas | 1 space / 200 square feet ² |
| City of Mountain View | 1 space / 180 square feet |
| City of San Francisco | 1 space / 500 square feet |
| City of San Jose | 1 space / 200 square feet |
| City of Santa Clara | 1 space / 200 square feet |
| City of Union City | 1 space / 175 square feet |
| City of Walnut Creek | 1 space / 300 square feet |
| Notes: ¹ Plus one space per vehicle used in connection with the business. ² Retail upper floors 1 / 300 square feet. Source: Fehr & Peers Associates, Inc., 2003. | |

The proposed parking supply was also compared to parking demand for a 74-unit townhome development in the City of Castro Valley and parking generation rates provided in the Institute of Transportation Engineers' *Parking Generation* (2nd Edition). The results of the parking demand surveys for the townhome development indicate that 1.4 parking spaces per unit are required during the peak demand (early morning). Trip generation rates from *Parking Generation* indicate that 1.11 spaces are required. Based on the proposed 36-unit development, 50 spaces would be required based on the survey results and 40 spaces would be required based on the ITE rates. The proposed project is providing a total of 90 spaces, or 2.5 spaces per unit, which is higher than the surveyed and ITE rates.

Tennis Center

Parking occupancy surveys were conducted at the Tennis Center to measure the existing parking demand. The parking lot is striped for 56 spaces (53 regular spaces and 3 disable spaces). Surveys were conducted every thirty (30) minutes from 5:00 PM to 8:00 PM on Monday, April 5, 2004, and from 9:00 AM to 5:00 on Saturday, April 25, 2004. These time periods represented the peak usage of the Tennis Center according to center staff. The number of parked vehicles, number of tennis players and spectators, and number of available courts were counted. The detailed survey results are contained in Attachment D.